

REQUEST FOR VARIANCE

TOWN OF ARLINGTON

In the matter of the Application of _____
to the Zoning Board of Appeals for the Town of Arlington:
Application for a variance is herewith made, in accordance with
Section 10.12 of the Zoning Bylaw for the Town of Arlington,
seeking relief from the following specific provisions of the Zoning
Bylaw, and as described more fully in the attached form, Variance
Criteria:_____

The Petitioner/Applicant states he/she/they is/are the owner -
occupant of the land in Arlington located at _____
with respect to such relief is sought; that no unfavorable action
has been taken by the Zoning Board of Appeals or its predecessors
upon a similar petition regarding this property within the two (2)
years next immediately prior to the filing hereof. The applicant
expressly agrees to full compliance with any and all conditions and
qualifications imposed upon this permission, whether by the Zoning
Bylaw or by the Zoning Board of Appeals, should the same be
granted. The Applicant represents that the grounds for the relief
sought are as follows:_____

E-Mail _____ Signed _____ Date: _____

Telephone _____ Address _____

Variance Criteria- A variance may only be granted when **all of the four criteria are met:**

1). Describe the circumstances relating to *the soil conditions, shape or topography which especially affect the land or structure* (s) in question, but which do not affect generally the Zoning District in which the land or structure is located that would substantiate the granting of a variance.

2). Describe how the literal enforcement of the provisions of the zoning ordinance relating to the circumstances especially affecting the land or structure in question would involve *substantial hardship, financial or otherwise*, to the petitioner.

(Note that 2, hardship, must relate to the circumstances of the lot described in 1. For example a stone outcrop prohibits development consistent with zoning.)

3). Describe how desirable relief may be granted *without substantial detriment to the public good*.

4). Describe how desirable relief may be granted *without nullifying or substantially derogating from the intent or purpose of the zoning bylaw* of the Town of Arlington.

State law (MGL Ch. 40A) specifies that the ZBA must find that all four criteria are met in order to be authorized to grant a variance. If one of the standards is not met, the ZBA must deny the variance.

TOWN OF ARLINGTON
 Dimensional and Parking Information
 For application to The Zoning Board of Appeals

1. Property Location: _____ Zoning District: _____
2. Present Use/Occupancy: _____ No. of dwelling units (if residential) _____
3. Existing Gross Floor Area (see definition of Gross Floor Area (GFA) in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor: _____
4. Proposed Use/Occupancy: _____ No. of dwelling units (if residential) _____
5. Proposed Gross Floor Area (see definition of Gross Floor Area in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor): _____

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (sq. ft.)			min.
7. Frontage (ft.)			min.
8. Floor area ratio			max.
9. Lot Coverage (%)			max
10. Lot Area per Dwelling Unit (sq. ft.)			min.
11. Front Yard Depth (ft.)			min.
12. Left Side Yard Depth (ft.)			min.
13. Right Side Yard Depth (ft.)			min.
14. Rear Side Yard Depth (ft.)			min.
15. Height (stories)			max.
16. Height (ft.)			max.
17. Landscaped Open Space (% of GFA) Sq. ft. _____			min.
18. Usable Open Space (% of GFA) Sq. ft. _____			min.
19. Parking Spaces (number)			min.
20. Parking area setbacks			min.
21. Loading Spaces (if applicable)			min.
22. Type of construction			

OPEN SPACE/GROSS FLOOR AREA

Refer to Zoning Bylaw Article 2, Definitions and Article 6, Dimensional Regulations

Address _____

Zoning District _____

OPEN SPACE

EXISTING

PROPOSED

Total lot area

Open Space (Usable)*

Open Space (Landscaped)

*Usable Open Space must be at least 75% open to the sky, free of automotive, traffic and parking, and readily accessible. Open space shall be deemed usable only if : 1) at least 75% of the area has a grade of less than 8% and no horizontal dimension less than 25 feet.

GROSS FLOOR AREA (GFA)

Accessory building

Basement or cellar (>5' excluding mechanical area)

1st Floor

2nd Floor

3rd Floor

4th Floor

5th Floor

Attic (>7'3" in height, excluding elevator, mechanical)

Parking garages (except as used for accessory

Parking garages or off street loading purposes)

All weather habitable porches and balconies

Total Gross Floor Area (GFA)

REQUIRED MINIMUM OPEN SPACE AREA

Proposed Usable Open Space Percent of GFA

_Proposed Landscaped Open Space Percent of GFA

This worksheet applies to plans dated _____ designed by _____

Reviewed by Inspectional Services _____ Date: _____